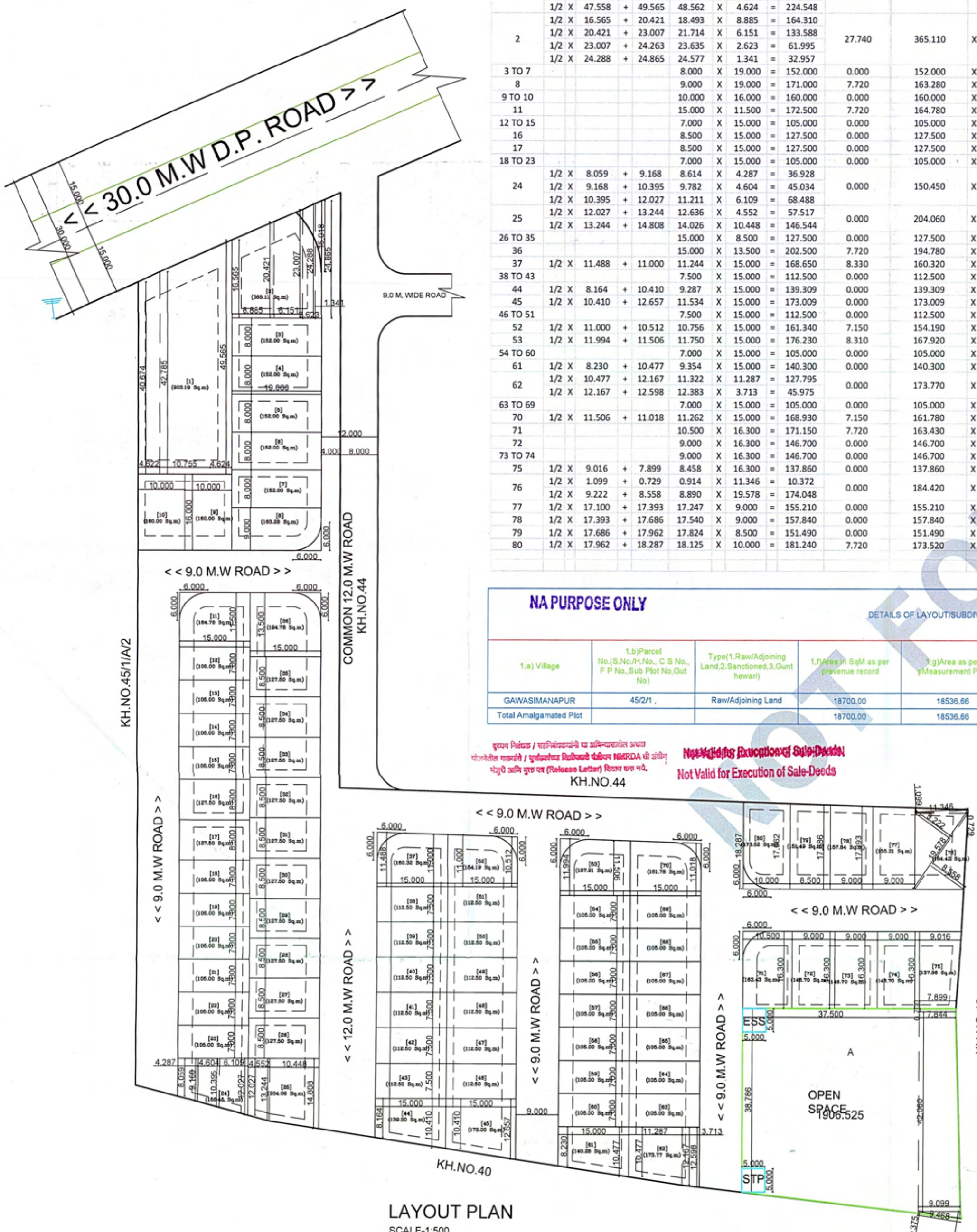


LAYOUT PLAN
SCALE-1:500

PLOT. NO A	PLOT SIZE	PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2 X 40.674 + 42.785 41.730 X 4.622 =	192.822	0.000	903.190	X	2.000	1806.38	30.000	1.100	1987.02	1	903.2	1806.380
	1/2 X 42.785 + 47.558 45.172 X 10.755 =	485.819											
	1/2 X 47.558 + 49.565 48.562 X 4.624 =	224.548											
2	1/2 X 16.565 + 20.421 18.493 X 8.885 =	164.310	27.740	365.110	X	2.000	730.22	30.0/12.0	1.100	803.24	1	365.1	730.220
	1/2 X 20.421 + 23.007 21.714 X 6.151 =	133.588											
	1/2 X 23.007 + 24.263 23.635 X 2.623 =	61.995											
	1/2 X 24.288 + 24.865 24.577 X 1.341 =	32.957											
3 TO 7	8.000 X 19.000 =	152.000	0.000	152.000	X	1.559	236.97	12.000	1.100	260.66	5	760.0	1184.840
8	9.000 X 19.000 =	171.000	7.720	163.280	X	1.559	254.55	12.0/9.00	1.100	280.01	1	163.3	254.554
9 TO 10	10.000 X 16.000 =	160.000	0.000	160.000	X	1.559	249.44	9.000	1.100	274.38	2	320.0	498.880
11	15.000 X 11.500 =	172.500	7.720	164.780	X	1.559	256.89	9.000	1.100	282.58	1	164.8	256.892
12 TO 15	7.000 X 15.000 =	105.000	0.000	105.000	X	1.559	163.70	9.000	1.100	180.06	4	420.0	654.780
16	8.500 X 15.000 =	127.500	0.000	127.500	X	1.559	198.77	9.000	1.100	218.65	1	127.5	198.773
17	8.500 X 15.000 =	127.500	0.000	127.500	X	1.559	198.77	9.000	1.100	218.65	1	127.5	198.773
18 TO 23	7.000 X 15.000 =	105.000	0.000	105.000	X	1.559	163.70	9.000	1.100	180.06	6	630.0	982.170
24	1/2 X 8.059 + 9.168 8.614 X 4.287 =	36.928	0.000	150.450	X	1.559	234.55	9.000	1.100	258.01	1	150.5	234.552
	1/2 X 9.168 + 10.395 9.782 X 4.604 =	45.034											
	1/2 X 10.395 + 12.027 11.211 X 6.109 =	68.488											
25	1/2 X 12.027 + 13.244 12.636 X 4.552 =	57.517	0.000	204.060	X	1.559	318.13	12.000	1.100	349.94	1	204.1	318.130
	1/2 X 13.244 + 14.808 14.026 X 10.448 =	146.544											
26 TO 35	15.000 X 8.500 =	127.500	0.000	127.500	X	1.559	198.77	12.000	1.100	218.65	10	1275.0	1987.725
36	15.000 X 13.500 =	202.500	7.720	194.780	X	1.559	303.66	12.0/9.00	1.100	334.03	1	194.8	303.662
37	1/2 X 11.488 + 11.000 11.244 X 15.000 =	168.650	8.330	160.320	X	1.559	249.94	12.0/9.0	1.100	274.93	1	160.3	249.939
38 TO 43	7.500 X 15.000 =	112.500	0.000	112.500	X	1.559	175.39	12.000	1.100	192.93	6	675.0	1052.325
44	1/2 X 8.164 + 10.410 9.287 X 15.000 =	139.309	0.000	139.309	X	1.559	217.18	12.000	1.100	238.90	1	139.3	217.183
45	1/2 X 10.410 + 12.657 11.534 X 15.000 =	173.009	0.000	173.009	X	1.559	269.72	9.000	1.100	296.69	1	173.0	269.721
46 TO 51	7.500 X 15.000 =	112.500	0.000	112.500	X	1.559	175.39	9.000	1.100	192.93	6	675.0	1052.325
52	1/2 X 11.000 + 10.512 10.756 X 15.000 =	161.340	7.150	154.190	X	1.559	240.38	9.000	1.100	264.42	1	154.2	240.382
53	1/2 X 11.994 + 11.506 11.750 X 15.000 =	176.230	8.310	167.920	X	1.559	261.79	9.000	1.100	287.97	1	167.9	261.787
54 TO 60	7.000 X 15.000 =	105.000	0.000	105.000	X	1.559	163.70	9.000	1.100	180.06	7	735.0	1145.865
61	1/2 X 8.230 + 10.477 9.354 X 15.000 =	140.300	0.000	140.300	X	1.559	218.73	9.000	1.100	240.60	1	140.3	218.728
62	1/2 X 10.477 + 12.167 11.322 X 11.287 =	127.795	0.000	173.770	X	1.559	270.91	9.000	1.100	298.00	1	173.8	270.907
	1/2 X 12.167 + 12.598 12.383 X 3.713 =	45.975											
63 TO 69	7.000 X 15.000 =	105.000	0.000	105.000	X	1.559	163.70	9.000	1.100	180.06	7	735.0	1145.865
70	1/2 X 11.506 + 11.018 11.262 X 15.000 =	168.930	7.150	161.780	X	1.559	252.22	9.000	1.100	277.44	1	161.8	252.215
71	10.500 X 16.300 =	171.150	7.720	163.430	X	1.559	254.79	9.000	1.100	280.27	1	163.4	254.787
72	9.000 X 16.300 =	146.700	0.000	146.700	X	1.559	228.71	9.000	1.100	251.58	1	146.7	228.705
73 TO 74	9.000 X 16.300 =	146.700	0.000	146.700	X	1.559	228.71	9.000	1.100	251.58	2	293.4	457.411
75	1/2 X 9.016 + 7.899 8.458 X 16.300 =	137.860	0.000	137.860	X	1.559	214.92	9.000	1.100	236.42	1	137.9	214.924
76	1/2 X 1.099 + 0.729 0.914 X 11.346 =	10.372	0.000	184.420	X	1.559	287.51	9.000	1.100	316.26	1	184.4	287.511
	1/2 X 9.222 + 8.558 8.890 X 19.578 =	174.048											
77	1/2 X 17.100 + 17.393 17.247 X 9.000 =	155.210	0.000	155.210	X	1.559	241.972	9.000	1.100	266.170	1	155.210	241.972
78	1/2 X 17.393 + 17.686 17.540 X 9.000 =	157.840	0.000	157.840	X	1.559	246.073	9.000	1.100	270.680	1	157.840	246.073
79	1/2 X 17.686 + 17.962 17.824 X 8.500 =	151.490	0.000	151.490	X	1.559	236.173	9.000	1.100	259.790	1	151.490	236.173
80	1/2 X 17.962 + 18.287 18.125 X 10.000 =	181.240	7.720	173.520	X	1.559	270.518	9.000	1.100	297.569	1	173.520	270.518
							TOTAL				80	11460.100	18525.001

NA PURPOSE ONLY

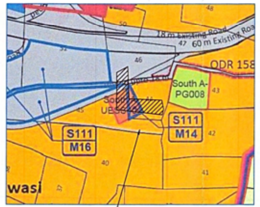
DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunt hewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
GAWASIMANAPUR	45/2/1 ,	Raw/Adjoining Land	18700.00	18536.66	0.00	0.00	0.00	18536.66
Total Amalgamated Plot			18700.00	18536.66	0.00	0.00	0.00	18536.66

Not Valid for Execution of Sale-Deeds

Project Details

Building Type - NMRDA-23-34122
Zone Type - Residential Zone
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 45/2/1
Sheet No. - 0
Zone Number: Nagpur gramin
Ward Name : GAWASI(MANAPUR)
Prorata Value : 1,61
Separation/CRZ Zone Area :



PROPOSED SITE KH.NO. 45/2/1

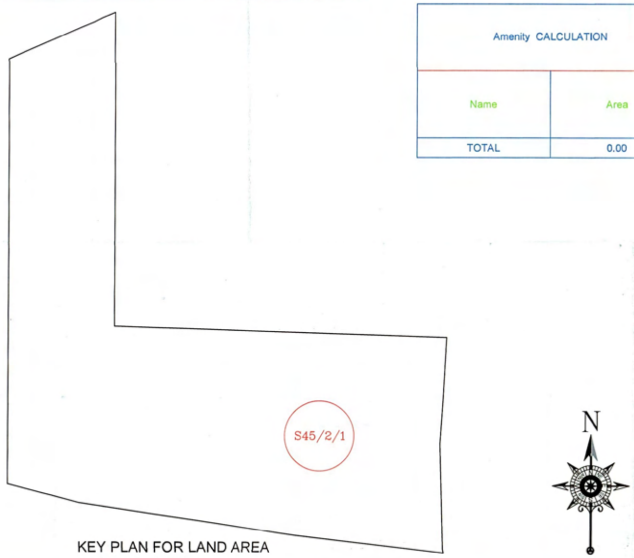
Signature valid
Digitally signed by SANJAY NARENDRA CHIMURKAR
Date: 2023.06.13 05:01:22 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1856.52
TOTAL	1856.52

Amenity CALCULATION

Name	Area
TOTAL	0.00



KEY PLAN FOR LAND AREA
SCALE- 1:1000

AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	18536.66
a) As per ownership document (7/12, CTS extract)	18700.00
b) as per measurement sheet	18536.66
(c) as per site	18536.66
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	0.00
(Total a+b+c+d)	0.00
3. Balance area of plot (1-2)	18536.66
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	---
5. Net Plot Area (3-4 (c))	18536.66
6. Recreational Open space (if applicable)	
(a) Required -	1853.67
(b) Proposed -	1856.52
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	5170.04
8. Service road and Highway widening	---
9. Plotable area	11460.10
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.61

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & STP SHOWN IN

Name Of Owner : M/S PSP REALTY
THROUGH SHRI PRAVIN RATANLAL JAIN

Postal Address : PLOT NO. 72, FLAT NO. 601, TRANQUIL APARTMENT,SATHE MARG,DHANTOLI,Patwardhan Ground,Patwardhan Ground,Nagpur-440012,Maharashtra
Phone No.:9822577050

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA- GAWASIMANAPUR KH NO 45/2/1

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115, SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001

OWNERS SIGN -

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100	24/04/23
JOB NO - NMRDA-23-34122	CHECK BY -

SUBMISSION DRAWING